OLD ROOKERIES IN PENN. ZONE DOOMED

Big Deal on West 33d Street Foreshadows Eradication of Eyesores.

INVOLVES 8 STRUCTURES

Rumored Riverside Drive Deal Affects Apartment Houses Worth $1,750,000.

West Thirty-third street, the gateway to Broadway from the Pennsylvania Railroad station, will soon be rid of the old rookeries which for years have marred the vista of the city to passengers leaving the station. The improvement was forecast yesterday in the purchase by Robert E. Simon from the Aycrigg and Hegeman estate and its sixteen heirs of the eight store, loft and apartment buildings at 115 to 131 West Thirty-third street, on the north side, opposite the Gimbel Brothers store and diagonally opposite the new Pennsylvania Hotel.

The property has a frontage of 200 feet on West Thirty-third street and runs back 100 feet to the Herald Square Hotel, which fronts on West Thirty-fourth street. While no price was divulged, it is said that $720,000, or $90,000 a lot, was refused for the property twelve years ago. The Charles F. Noyes Company and Horace S. Ely & Co. negotiated the deal.

Thirty-third street, between Sixth and Seventh avenues, has been the scene of unusually active realty operations during the last few months. In addition to the Simon purchases, sales or leases have been reported, involving 141 to 151 Thirty-third street, at the northeast corner of Seventh avenue; also 159 West Thirty-third street, half a dozen properties on Seventh avenue and a dozen or more other buildings on Thirty-third street, just east of Seventh avenue, and on Thirty-fourth street, west of Seventh avenue, in the vicinity of the huge Pennsylvania Hotel. Mr. Simon, in commenting on his latest purchase, said: "I believe Thirty-third street, between Sixth and Seventh avenues, offers a wonderful field for successful development. Property on the north side of this thoroughfare should sell for much more than prevailing rates. Four features particularly attract me. First, no section in New York has the transportation facilities which this block possesses, with the new subways at each end of the block, the Hudson tube, the Long Island Railroad, the Pennsylvania Terminal, &c., and Seventh avenue is a direct artery to Times Square. Second, the Pennsylvania Hotel has arranged for all its street stores on Thirty-third street and has omitted them from Thirty-second street. Third, the elevators of this hotel, with its floating population of from ten to twenty thousand daily, are on Thirty-third street, and fourth, all stores for this busy thoroughfare, generally speaking, must be provided for on the north side of Thirty-third street, between Sixth and Seventh avenues."

Mr. Simon stated that an arrangement had been completed whereby all of Gimbel Brothers' trucking and that of the hotel will be through a private thoroughfare already arranged for and when this is in use Thirty-third street values must advance. It is definitely reported that several offers have been made for a portion of the plot just acquired and it is generally believed that a hotel proposition is under consideration. One of the other recent sales in the same block was the purchase by Daniel P. Morse, through the Charles F. Noyes Company of 135 West Thirty-third street and the acquisition of this property now gives Mr. Morse a fifty foot plot directly next to that which Mr. Simon has just purchased.

RUMORED SALE ON THE DRIVE.

One of the biggest deals on Washington Heights, according to reports, took place yesterday when Newmark & Davis, builders of the two twelve story apartment houses on Riverside Drive, occupying the entire block front between West 141st and West 142d streets, disposed of them to an unidentified investor. It was reported that it was an all cash transaction. The property ranks among the most valuable of the upper Riverside Drive holdings, and was held for some time at $1,750,000. The houses have provided an income recently of $182,000.

The two apartment houses have a combined frontage on Riverside Drive of 204 feet, 189 feet on 141st street and 143.9 on 142d street, with a westerly line of 199.10 feet. The site contains approximately thirteen city lots. The Metropolitan Life Insurance Company holds a $1,250,000 mortgage on the property and it is reported the loan has ten years yet to run.

PLAN BIG HEIGHTS APARTMENT

Max N. Natanson has purchased from William J Casey, represented by Samuel Kronsky, Inc., the northwest corner of Broadway and 161st street, a vacant plot, containing over seven lots, fronting 102 feet on Broadway and 175 feet on 161st street. Negotiations are pending for a resale to a builder, who contemplates the erection of a ten story fireproof apartment house on same. This vacant property is practically the only available corner left on Broadway for improvement between 150th and 168th streets.

The purchase of this corner by Mr. Natanson is the third Broadway corner acquired by him within the last month, his other two purchases having been the southeast corner of Broadway and 148th street, a six story apartment house, 125x100, from the Fichter estate, and also the southeast corner of Broadway and 162d street, a six story apartment house on plot 100x100, about three weeks ago, from the Boas estate, through the same broker.

Mr. Natanson has sold to the H. W. G. Realties, at 1076 Faile street, the southeast corner of Westchester avenue and Faile street, a five story apartment house, on plot 91x100x irregular, containing three stores and thirty-four apartments, in suites of four, five and six rooms. The property has an annual rental of $18,000 and was held at $150,000 and was sold in an all cash transaction.

ANOTHER SALE IN DAIRY DIST.

William A. White & Son sold for Charles A. Ruffer to a client the northwest corner of Greenwich and Duane streets, twenty by fifty feet. This is in the butter and egg district and diagonally opposite the corner sold by the same brokers a few days ago. This is the third Greenwich street corner in that vicinity to be sold recently.

OTHER SALES IN MANHATTAN.

WEST 138TH STREET—Charles Heymann sold for the Brooklyn Trust Company $18 West 138th street, a three story and basement dwelling, on lot 17x100.

WEST 123D STREET—Porter & Co. sold for the estate of Hannah E. Walser the three story dwelling 154 West 123d street.

PARK AVENUE—Worthington Whitehouse, Inc., sold for Mrs. Harry Gantz of California the dwelling at 101 East Ninety-fourth street, northeast corner of Park avenue, to Dr. Joseph Frankel.

WEST SEVENTY-FIRST STREET—Electus T. Backus of the Guardian Holding Company has sold for Caroline K. Clegg 351 West Seventy-first street, a four story dwelling, which was given in part payment for the dwelling at 374 Manhattan avenue, recently reported sold to Sarah T. McCann.

EAST 122D STREET—Mulvihill & Co. sold for George L. O'Hare the five story single flat at 59 East 122d street to a client.

EAST THIRD STREET—O. D. & H. V. Dike have sold for Mrs. Zoe D. Underhill a six story four family tenement house with stores, situated at 305 East Third street.

WEST 142D STREET—Nail & Parker sold 235 West 142d street, a five story and basement dwelling, for Dr. David Friedman his private residence on the west side of Beach Thirty-third street, Edgemere, consisting of a stucco three story modern colonial building on a plot 80x100, to Philip Liberman for his own occupancy.

OUT OF TOWN TRANSACTIONS.

Joseph P. Day sold a plot of land on Watchung and Belvidere avenues, Plainfield, N. J., to Morris C. Van Arsdale.

E. C. Griffin & P. H. Collins sold for George B. Louderback his property in Larchmont, consisting of a large Colonial house, stable, garage and cottage and about one acre of ground, to B. Elkan of this city; also sold for the Murray Development Company four lots on Locust avenue to William Hancock; four lots to Walter D. Williams at the corner of Monroe avenue and Monroe place, for improvement with two cottages. The same brokers rented to James A. Boyd Mrs. Zanetta S. Smith's cottage in Larchmont Woods.

Edward P. Hamilton & Co. rented for Moritz Walter of New York city his camp on Upper Saranac Lake, New York.

The suburban residence of Howard Lichtenstein on Rockland avenue, Park Hill, Yonkers, N. Y., has been sold to Rudolph Halasz of New York city. George Howe was the broker. Mr. Halasz will occupy the property.

The Schulte Cigar Stores Company have leased for a long term, at an aggregate rental of $60,000, the corner ground floor store in the Ordway Building at 207 Market street, corner of Beaver street, Newark, N. J., and upon completion of extensive alterations will occupy the corner portion as an additional branch establishment. Negotiations are pending for reletting the remaining portion.

DWIGHT & HILLIS BUY AGAIN.

Dwight & Hillis have increased the size of the plot recently purchased by them on William and John streets by the purchase of 81 John street, a four story building having a frontage of 27 feet and a depth of 100.5, which gives the buyer a plot of 10,000 square feet, running from William to John street. The property is adjacent to the site recently acquired by the Merchants Assurance Corporation.

BUILDING AT 42-44 NEW STREET SOLD

Purchased by Hughes & Dier, Philadelphia Brokers, for New York Offices.

Another of the few remaining pieces of salable property in the financial district was absorbed yesterday in the vigorous buying movement that has developed as a result of the anxiety on the part of big financial and banking houses to secure permanent homes for themselves before they are crowded out of the charmed area. This last bit of realty to be wiped from the purchasable list is the seven story office building at 42 and 44 New street, which was bought by the firm of Hughes & Dier, members of the Philadelphia Stock Exchange and the Chicago Board of Trade, from the Mutual Real Estate Company, Daniel W. Herrman president.

Hughes & Dier occupy their own building in Philadelphia, but have for the past three years been tenants in New York. Now, following their established policy of owning their own homes, they have made this purchase with the intention of remodelling the building for the occupancy of their New York offices.

Plans for the proposed alterations will provide for the use of the first floor as a handsome and commodious customers' room, and the second and third floor as the firm's executive offices. The ground floor and three upper floors will be rented for store and office purposes until required by the growing business of the owners.

The property has a frontage of 49 feet 9 inches on New Street, adjoining the home of the *Wall Street Journal*, being about 200 feet south of Exchange place. The purchase price is understood to be close to $200,000.

William A. White & Sons negotiated the transaction, the buyers being represented by Stanchfield & Levy, and the sellers by Messrs. Wollman & Wollman.

TRINITY SELLS AGAIN.

Another evidence of the policy of Trinity Church Corporation in disposing of a great deal of its lower West Side holdings was afforded yesterday when it sold to the Union News Company the six old brick and frame structures at Varick and Dominick streets. The purchaser, it is reported, will erect a warehouse.

The transaction affects 125 and 129 Varick street and 21 to 25 Dominick street, on the northwest corner of those thoroughfares bordering on the widened thoroughfare to accommodate the Seventh avenue subway extension. This is the sixth recent sale by the Trinity Corporation of its holdings in the lower Greenwich Village section.

THE BELVEDERE RESOLD.

Frederick Brown has bought from the Utility Realty Company, Robert E. Simon president, the Belvedere, a six story elevator apartment at the southwest corner of 150th street and Edgecombe avenue, on lot 100x100, having accommodations for thirty apartments, showing a rental of $30,000.

The property was acquired by Mr. Simon in an exchange with Bing & Bing in the sale of the Adlons, Fifty-fourth street and Seventh avenue, which was reported sold yesterday. Leitner, Brener & Starr were the brokers.

BENENSON CO. BUYS LOFT.

The twelve story loft building, on lot 25x100, at 106 East Nineteenth street, between Fourth avenue and Irving place, was purchased by the Benenson Realty Company from a client of Goldstein & Rosenthal. In exchange the buyers give free and clear lots on White Plains avenue, Clason Point section, Bronx. The transaction involved about $190,000.

$500,000 LEASE IN HOBOKEN.

The B. F. Goodrich Rubber Tire Company leased the six story concrete and steel building containing 140,000 square feet on the east side of Park avenue, Hoboken, N. J., 254 feet on Park avenue and 100 feet on Fifteenth street, with railroad siding running the whole length of the building, which accommodates six cars, for a long term of years at an aggregate rental of over $500,000 from R. H. McCarter Potter.

This building was constructed by Mr. Potter last fall for the United States Government and has since been occupied as a storehouse by the Quartermasters' Corps, port of embarkation, eastern district.

The lease was negotiated by Julius f. Kislak of 78 Hudson street, Hoboken, representing the owner, and Louis Schlesinger of Newark, N. J., representing the lessee.

CORNELL A BUYER.

Cornell University, as plaintiff, purchased at auction yesterday for $102,000 the property formerly occupied by the Trow Directory Printing and Bookbinding Company at 201 to 213 East Twelfth street, northeast corner of Third avenue. The property, which was sold from the stand of Joseph P. Day, consists of one five story building, 125x103, which the university took for $101,000, and a five story building, 77.6x100, at the Third avenue corner, a leasehold, taken for $1,000.

The sale was the result of an action brought by the university against the directory company to protect a judgment of $119,616.

MAGUIRE ESTATE SOLD.

Fish & Marvin sold through Robert Wilson Jackson, head of their Long Island department, the J. D. Maguire estate at Sands Point, Port Washington. This property was held at $250,000 and is one of the most complete estates on the north shore of Long Island, comprising five acres of beautifully landscaped grounds, large Colonial house, outbuildings, tennis courts and bathing pavilion and overlooking Hempstead harbor.

The same brokers sold for Herman Florsheimer a property at Plandome comprising one and one-quarter acres, and large Spanish type bungalow, overlooking Manhasset Bay. This property was held at $65,000.

BEAVER BUILDING SOLD.

The fifteen story Beaver Building at 82 and 84 Beaver street, corner of Pearl street, held at $1,500,000, has been sold to the Munson Steamship Line through William A. White & Sons. It occupies a plot 7,000 square feet, fronting 122.3 feet on Beaver street and 136.9 feet on Pearl street, and was sold by the estate of Charles Frederick Hoffman, represented by Middlebrook & Boreland. The Munson Steamship Line, which was represented by Masten & Nichols, has occupied large space in the building since its erection in 1903. The other space is tenanted chiefly by marine insurance and shipping interests. The Munson Line acquired the building to safeguard its needs.

NEW APARTMENTS IN YONKERS

Ground has been broken for a high class brick apartment house on the westerly side of Warburton avenue, above Arthur street, in the northerly section of Yonkers. It is being erected by the Radford Realty Company, Dr. Henry B. Watson president, 165 Bruce avenue, Yonkers, and will be ready for occupancy in October.

AUCTION OF CHOICE PARCELS.

Bryan L. Kennelly will offer at public auction in the Real Estate Exchange salesroom to-day for the estate of Abijah Weston 48 to 56 Old Broadway and 571 and 573 West 136th street, being the northwest corner; also 84 East Fifth street, a four story tenement; also 2266 Andrews avenue, and nine Bronx building lots in 236th and 224th street, near Katonah and Kepler avenues.

Nine acres on the dividing line between Port Chester and Greenwich at executor's sale for the estate of John H. Shults. The property is on the west side of King street near Lincoln avenue; also for the estate of Charles E. Lounsbury, twenty-two acres at the southwest corner of King street and Round Hill road, Greenwich, Conn.

REALTY NEWS AND COMMENT.

William S. Denison & Co. have been appointed agents for the apartment houses at 352 West 118th street, 250 Sherman avenue and 500 Isham street.

The J. M. Horton Ice Cream Company is the buyer of 229 East Twenty-fourth street, sold recently by the Bricklayers Benevolent Association. The buying company owns 201 to 225. The intervening property, 227, is owned by Louis Walther.

Bing & Bing are the buyers of the New Windsor, a seven story elevator apartment house, at 294 and 296 Central Park West, sold recently by Charles H. Darrow, Jr., through Nassoit & Lanning. The Messrs. Bing acquired yesterday the two thirteen story Adlon apartment houses at Seventh avenue and Fifty-fourth street.

Homer L. Pence, formerly with Ogden & Clarkson, will open an office at 1267 Broadway.

Louis A. Stern of the Nehring Company, Jules Nehring president, was the associate broker in the reported sale of Studer Court South, a six story elevator apartment house, situated on the northeast corner of 176th street and St. Nicholas avenue.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney.)

Downtown.

(South of Fourteenth street.)

EAST BROADWAY, 160, n s, 185.3 w Pike st, runs n 45.7x w 25x s 62.5x e 25 to beg (foreclos June 25)—Francis S McAvoy, ref, to S Mitchell Rainey, 426 Allen st, Hudson, Columbia county, N Y, mtg $20,000, all r, t, and l of E & L Reitzenstein, June 27; atty, E J Emselstein, 2 Rector st.....$20,000

BROOME ST, n s, 26.1 e Essex st, 40.6x75—Jos D Goldstein Realties to Big Four Rlty Corpn, 37 Liberty st, mtg $43,400, all liens, June 26; atty, Wm M Kilcullen, 170 Bway.....$100

CLINTON ST, e s, 175 s Rivington st, 50x100—56 and 58 Clinton St, Inc, to Jos Fass, 75 Clinton st, mtg $20,000; atty, N Y Title & Mtg Co, 135 Bway....$100

FRONT ST, 102, s e s, at n e s Jones lane, 20.11x71.6—Adolph C Israel to A C Israel Co, on the premises, b and s, all liens, June 30; attys, Bennett & Sicher, 1 Wall st.....$1

MAIDEN LANE, 123, n w cor Water st, 20.7x81.7x irreg—Archibald M Maclay to Rose & Wobbe, Inc, 158 Water st, mtg $35,000, all liens, June 17; attys, Title Guar & T Co, 176 Bway.....$100

SPRING ST, 120, s s, 14.2x51—Nina de Leon Henriques to John H Phillips, 426 W 125th st, all liens, June 30; atty, Lawyers T & T Co, 160 Bway.....$1

ST MARK'S PL, 13, n s, 204 e 3d av, 26x112.10—Mary E Schall and ano to Albert Gordon, 111 1st av, June 28; atty, Lawyers T & T Co, 160 Bway.....$30

UNIVERSITY PL, n e cor Waverly pl, 42.10x74.6; Waverly pl, 27, n s, 33.6 w Greene st, 32.6x100.8; Waverly pl, 29, n s, 67 w Greene st, 32.8x100.8—Nat'l University Pl, Inc, to U P W Rlty Corpn, 1241 Broadway, mtg $98,000; atty, Title Guar & T Co, 176 Bway.....$1

117TH ST, 243 W, n s, 125 s 4th st, 19.5x100.1—Julius Lippman to Alfred Knight, 243 W 117th st, mtg $6,500, June 30; atty, Title Guar & T Co, 176 Broadway.....$100

East Side.

(East of Fifth avenue, between Fourteenth and 110th streets.)

5TH AV, 174, w s, 22.9 n 22d st, 28.9x100; 4th av, 178, 23.9 s 22d st, 18.11x100—Harry B R Steven to Frank R Steven, 194 Clinton st, Bklyn, 1-120 part, b and s, c a g, March 10; atty, Eugene Perry, 80 Bway.....$1

6TH ST, 232 E, s s, 20x100.5—F Weisl to the Spence Alumni Society, 232 E 6th st, all liens, June 28; atty, Title Guar & T Co, 176 Bway.....$100

71ST ST, 128 E, 25x100.5—Stephen C Clark to Jean H Rosenthal, 138 E 71st st, b and s, all liens, June 16; attys, Davis, S & S, 55 Liberty st.....$100

76TH ST, 15 E, 20x100.5—Charles G Curtis to Marie K Taylor, John W Prentiss, 16 E 76th st, mtg $50,000, all liens, b and s, June 28; atty, Title Guar & T Co, 176 Bway.....$100

113TH ST, n s, 150 e 5th av, 25x100.11—Commonwealth Inv Co of N Y to Max Weingarten, 12 E 108th st, and Herman Chodorkopf, 119 E 108th st, mtg $15,500, b and s, June 30; atty, Emanuel Schwartz, 165 Bway.....$100

112TH ST, 70 E, 24x100.11—Mary G Cook to Bella Frankel, Elmhurst, B of Q, mtg $12,000; atty, Sigmund Honig, 285 Bway.....$1

West Side.

(West of Fifth avenue, between Fourteenth and 110th streets.)

WASHINGTON SQ W, 37, w s, 27.6x116 foreclos of tax lien, May 27, 1919)—Jas C Connell, ref, to Albert Frankel, 2528 Palmetto st, Ridgewood, L I, June 28; attys, Reeves & Todd, 165 Bway.$5,605.51

8TH AV, 171-75, s w c 19th st, 69.9x104—Josephine C Christman to Goody Shop Realty Co, 111 Bway, June 26.....$100

25TH ST, 213 W, n s, 20x98.9—Arthur F Day (Hencken) to Henry Hencken, 232 W 28th st, q c, June 30; atty, Henry Herz, 41 Park Row.....$1

LEXINGTON AV, 131, w s, 168.11 s 28th st, 16.3x81—Marjorie B Caldwell to Lawrence Moskwa, 228 7th av, Bklyn, mtg $21,000, all liens, May 26; atty, Lawyers T & T Co, 160 Bway.....$1

10TH AV, s s, 25.5x72—T H Hennessy to Mary E Kenney, 725 St Nicholas av, mtg $42,000, all liens, June 21; atty, Thomas J Brady, 31 Nassau st.....$1

BROADWAY, w s, from n s 108th to s s 109th st, 201.10x100.8x irreg—Jos Marbuck Realty Corp to Jerry F Donovan, 124 S Oxford st, Bklyn, mtg $850,000, all liens, June 30; atty, Title Guar & T Co, 176 Bway.....$100

SAME PROPERTY—Jere F Donovan to 2851 Broadway Co, 310 Bway, mtg $850,000, all liens; atty, George M Boynton, 132 Nassau st.....$100

56TH ST, 118 W, n s, 25x100.5—Benjamin Stern to the Utility Realty Co, 30 Bway, mtg $12,000; atty, N Y T & M Co, 135 Bway.....$100

SAME PROPERTY—Utility Realty Co to Hy L Wertheim, on Fulton st, Woodmere, L I, mtg $15,500, all liens, June 30; atty, same.....$1

WEST END AV, s e cor 71st st, 80.3x60—Jane G Insley and ano, exrs, to E A L Apartment Management Co, 505 5th av; All liens, June 30; attys, M S Isaacs, 52 William st.....$90,000

SAME PROPERTY—E A L Apartment Management Co to Edgar A Levy, Scarsdale, N Y, mtg $80,000, all liens, June 30; atty, T G & T Co, 176 Bway.....$100

70TH ST, 55 W, n s, 22.6x100.5—Nathan Y Worrall et al to Carolyn H Dorsett, 53 W 70th st, mtg $10,000, all liens, May 27; atty, Lawyers T & T Co, 160 Broadway.....$100

71ST ST, n s, 456.3 w West End av, 18.9x102.2—Caroline K Clegg to Surety Realty Co, 135 Bway, all liens, Dec 13, 1914; atty, T G & T Co, 176 Bway.....$100

SAME PROPERTY—Surety Realty Co to Sarah P McCoun, 74 W 85th st, all liens, b and s; attys, Stoddard & M, 128 Bway.....$100

72D ST, n s, 140 w Madison av, 20.8x102—Florette S Guggenheim to Cora G, wife of Louis F Rothschild, 15 E 72d st, all liens, July 1; atty, T G & T Co, 176 Bway.....$1

76TH ST, 29 W, n s, 22.11x102.2—Robt M Duncan to Edw F Curtis, 27 W 76th st, q c, June 20; attys, Leventritt, O, N & L, 111 Bway.....$1

MADISON AV, e s, 49.8 s 45th st, 16x81—Theresa H Foibel (Freeman) to Alfred A Fraser, 933 Madison av; atty, T G & T Co, 176 Bway.....$100

78TH ST, 311 W, n s, 18x100—Alfred J Johnson to William J Shea and Mary A Shea, his mother, 311 W 78th st, as joint tenants, all liens, June 30; atty, Thos J Brady, 31 Nassau st.....$35,000

CENTRAL PARK WEST, w s, 50.4 s 90th st, 50.2x100—Chas H Darrow, Jr, to Kath M Walters, 241 11th st, Brooklyn, June 27; atty, T G & T Co, 176 Broadway.....$100

90TH ST, 16 W, s s, 21x100.8—N Taylor Phillips et al to Anna T and Carrie L Covell, 1 W 93d st, mtg $28,000, all liens, June 25; atty, T G & T Co, 176 Bway..$1

93D ST, 252-5 W, n s, 37x100.8—Ray Streep to Merit Holding Corpn, 217 Bway, mtg $40,000, Jan 28; atty, J H Zieser, 217 Bway.....$100

SAME PROPERTY—Merit Holding Corpn to Morris Serating, Jr, 2150 Crotona Parkway, mtg $40,000, June 28; atty, Albert Zimmermann, 206 Bway.....$100

CATHEDRAL PARKWAY, 15-19, n s, 66.8x100—Samuel A Cassell to Cassell Holding Co, 1695 Madison av, mtg $81,000, all liens, June 24; atty, A H Mittlemann, 247 Madison av.....$100

111TH ST, 21-23 W, s s, 267.6x71.10—Shenk, R & C Co, to Leah Realty Co, 215 4th av, mtg $212,000, all liens, June 30; atty, J M Marcuson, 256 Bway.....$100

Uptown.

(Manhattan Island, north of 110th street.)

MORNINGSIDE AV, E s e cor 115th st, 183.9x81.8x54.9x101.5x irreg—Morningside Av, E, No 1, e s, 21.10 s 115th st, 48.2x72.8x36.11x95.5—Jas Baird to Scheer-Ginsberg R & C Co, 56 W 112th st, mtg $63,500; June 30; atty, Wm Jassie, 20 Vesey st.....$1

MANHATTAN AV, 374, e s, 27.11 s 116th st, 26.2x87—Sarah P McLean to Union Estates Co, 135 Bway, mtg $37,000, all liens, June 30; attys, Stoddard & M, 128 Bway.....$100

ST NICHOLAS AV, 175, s w cor 119th st, 37.3x36.1x27.6x78.3—Margt C McCaffrey to Emma Schwartz, at Tarrytown, N Y, mtg $21,000, all liens, June 28; atty, R B Costello, 63 Wall st.....$1

3D AV, 2180, e s, 52 n 129th st, 23x80—Jas H Purdy, Sr, to Benenson Realty Co, 509 Willis av, mtg $15,000, all liens, June 30; attys, Eifers & A, 277 Bway.$100

123D ST, 59 E, e s, 18x100.11—Geo L O'Hare to Barnet Greenberg, 65 E 121st st, mtg $10,000, June 16; atty, T G & T Co, 176 Bway.....$1

125TH ST, 604-606 W, s s 42 to c l Old Bloomingdale road (closed) x — x42.6x100.11—Stars and Stripes Realty Co to Ashton Holding Co, 320 Bway, mtg $75,750; attys, Morrison & S, 320 Bway.$100

3D AV, 2320, s w cor 126th st, 24.11x90—Jas H Purdy, Sr, et al, exrs, to Benenson Realty Co, 509 Willis av, ½ part, mtg $10,000, June 26; atty, T G & T Co, 176 Bway.....$12,032

SAME PROPERTY—Purdy Estate, Inc, to same, ½ part, mtg $10,000, June 30; attys, Eifers & Abberly, 277 Bway..$100

134TH ST, n s, 265 w Park av, 25x99.11—Olds Holding Corpn to Rose Fransblau, 101 W 112th st, mtg $10,000, all liens, June 30; attys, Greenfield & Saffir, 1412 Bway.....$100

135TH ST, 529 W, n s, 37.6x99.11—Emily Krause to Grand Investing Co, 49 W 23d st, 2-3 parts, all liens, June 30; attys, Arnstein & Levy, 128 Bway.....$1

SAME PROPERTY—Same to Emanuel Arnstein, 600 West End av, and Samuel Levy, 373 West End av, 1-3 part, all liens, June 30; attys, same.....$1

137TH ST, n s, 246.6 w 7th av, 22x99.11—Wm Rankin to Douglas H Johnson, 221 W 138th st, all liens, June 30.....$100

146TH ST, n s, 459 w Amsterdam av, 100x99.11—Scheer-Ginsberg R & C Co to Jas Baird, 2880 Bway, mtg $125,000, all liens, June 30; atty, C V Pallister, 233 Broadway.....$100

BROADWAY, n e cor 147th st, 99.11x125—Birchwood Realty Co to Joe M Fishel, 520 Park av, mtg $40,000, June 30; attys, Stoddard & M, 128 Bway.....$100

147TH ST, 203-207 W, n s, 75x99.11—Rosa, Silas and Louis J Mussiner and David C Rosnheim, exrs and trustees will Isaac Mussiner, to 147th st Amsterdam Av Co, 135 Bway, undivided int; attys, Hoffman & Friedman, 31 Nassau st..$1

SAME PROPERTY—Rosa Mussiner, widow, et al, to same, undivided int, all liens, June 28; atty, J J Zieser, 217 Bway.$100

153D ST, n s, 200 e Amsterdam av, runs e 132.7 to w s Croton Aqueduct x n e on curve — to c l blk x w 188.4x s 99.11 to beg—St Nicholas av, n w cor 153d st, runs n 33.9 to s s Croton Aqueduct x s w on a l r t and 153d st x 25.5 to beg gore; also all r t and l as follows: 153d st, n s, 432.9 e Amsterdam av and at w s Croton Aqueduct, runs n s on curve to c l blk at point 451.4 e Amsterdam av x s 111.4 to w s St Nicholas av x s 69.5 to e s Aqueduct x s w 41 to n s 153d st at point 26.1 w St Nicholas av x w 52.6 to beg—Edw S Schwartz et al to Wm S Dempsey Realty Co, 548 W 53th st, mtg $244,200, June 27; atty, T G & T Co, 176 Bway.....$100

SAME PROPERTY—Union Chemical Glassware Co to same, mtg $244,200, June 27; atty, same.....$100

EDGECOMBE AV, w s, n e c, 167th st, 44.9 W, runs w 111.8x s 101.8 to n s 166th st (451 W) x e 94.6 to av x n 40.9 to beg—O J Schwarzler Co to Merit Holding Corp, 257 Bway, mtg $65,000, all liens, June 28; atty, J H Zeiser, 217 Bway.$100

SAME PROPERTY—Merit Holding Corp to Ray Streep, 538 Jefferson av, Bklyn, mtg $65,000, June 28; atty, N Y T & M Co, 135 Bway.....$100

AUDUBON AV, e s, 107.7 s 186th st, 53.3x93—Arrow Holding Corp to Eugene Frering, 2687 Decatur av, mtg $150,000, all liens, June 30; atty, Lawyers T & T Co, 135 Bway.....$100

ST NICHOLAS AV, n w cor 190th st, 97x120—Bronson Realty Co to Purdy Estate, 71 Bway, mtg $180,500, all liens, June 30; atty, J H Purdy, 71 Bway.....$100

Bronx.

(Borough of The Bronx.)

LOT 137, map Moss Est—Cesario Carpignano to F M Chauvet and ano, 259 E Kingsbridge rd, June 30; atty, F M Chauvet, 259 E Kingsbridge rd.....$100

LOTS 29 and 30, blk 5428, map Est Development Co—Bronx Shore Park Development Co to Elmer A Virden and Florence E Murray, 1460 Oxford av, Richmond Hill, N Y, June 28; atty Title Guar Co, 176 Bway.....$100

LOT 5, parcel 24, map W B Ogden—Grace E Teitter to Highbridge Bldg Co, 1452 Undercliff av, June 30; atty, Lawyers T Co, 160 Bway.....$1

LOTS 785 to 787, map L Spencer et al—Guy H Haskins to Anna M Seith, 2025 Ellis av, mtg $540, June 19; atty, Anna M Seith, 2025 Ellis av.....Admitted

STEBBINS AV, 1384, s s, 25x106.3x25x105—Faun Realty Corp to Simon Goldberg, 1473 Fulton av, mtg $5,000, May 29; atty, J Levet, 44 Court st, Bklyn.$100

TELLER AV, s s, 100 e 169th st, 20x100—Anna M Raben to Lillie Gutman, 856 W 181st st, mtg $4,000, May 24; atty, L Shenfeld, 120 Bway.....$100

CALDWELL AV, w s, 400 s 156th st, 25x111—Ida Mullner to Abr Rosenbluth, 840 E 161st st, mtg $8,500, June 30; atty, Abr Rosenbluth, 232 Bway.....$100

WASHINGTON AV, n w c 167th st, 50x90—Julius Salmon to Chalmers Realty Corpn, 15 Park Row, mtg $40,000, June 6; atty, Max Silverstein, 309 Bway.$100

SAME PROPERTY — Chalmers Realty Corp to Wm A and Jos A Reitman, 1771 Madison av, mtg $40,000, June 30; atty same.....$100

CROTONA AV, 2323, w s, 37.6x100—Jeanette F Bonner to Max Miller, 925 Jackson av, June 30; atty, C F Freidrick, 32 Nassau st.....$100

SAME PROPERTY—Max Miller to Rose Isaacson, 937 E 169th st, mtg $19,000, June 30; atty, same.....$100

MAPLE AV, 1040, e s, 27.2x80—Philip Lipin to Fannie Landau, 1040 Clay av, pr mtg $6,000, June 30, 5 yrs, 6%; atty, Title Guar & T Co, 176 Bway.....$3,000

PROSPECT AV, 891, w s, 20x100—John Roshon to Max E Schenck, 891 Prospect av, pr mtg $7,000, June 30, due June, 1921, 6%; atty, Title Guar & T Co, 176 Bway.....$2,000

UNIVERSITY AV, s w cor 180th st, 169.8x195.8x110x169—Bernard Konst to Leo Wm C Bergen, 130 W 180th st, pr mtg $15,000, June 30, 3 yrs, 6%; atty, Title Guar & T Co, 176 Bway.....$10,500

SAME PROPERTY—Same to Bedford Holding Corpn, pr mtg $25,500, June 30, due Dec 30, 1926, 6%; atty, Title Guar & T Co, 176 Bway.....$5,500

LOTS 29 and 30, block 5428, map Estates Development Co and ano—Elmer A Verden to Bronx Shore Park Development Co, 5 Beach 116, June 26, 3 yrs, 6%; atty, Title G & T Co, 176 Bway.....$4,000

177TH ST, e s, 134.6 s Tremont av, 29.2x87.10—Frank Scandiffio to Wm J Beaman 40 Douglas rd, Emerson Hill, Stapleton, S I, pr mtg $7,000, June 30, 5½%; atty, Title Guar & T Co, 176 Bway.....$6,000

WASHINGTON AV, e s, part lot 49, map Morrisania, 45x100—Edw Beermann to Minnie Schlandt, 2031 Washington av, pr mtg $4,000, June 30, 3 yrs, 6%; atty, O Frey, 2429 3d av.....$8,750

CROTONA AV, w s, 330 n 182d st, 37.6x100—Max Miller to Jeanette F Bonner, 31 E 64th st, June 30, 5 yrs, 5½%; atty, C F Freidrick, 32 Nassau st.....$19,000

PROSPECT AV, w s, 81.3 n 155th st, 18.8x103.1—Sarah Krisch to Annie Berger, 715 Prospect av, June 30, 3 yrs, 6%; atty, P S Schlesinger, 980 Prospect av.$2,025

STEBBINS AV, 1384, e s, 25x106.3—Simon Goldberg to Ella Minzie, 829 West End av, May 29, instals, 6%; attys, Herman & E, 170 Bway.....$1,500

TELLER AV, w s, 100 s 169th st, 20x100—Lillie Gutman to Anna M Raber, 1265 Teller av, May 24, instals, 6%; atty, L Shenfeld, 120 Bway.....$1,500

LOT 36, blk 12, map Edenwald—Andrew Hersing to Chas W Oakes, 3731 White Plains av, June 30, 3 yrs, 6%; atty, H Hickox, 2839 White Plains av.....$350

BARNES AV, e s, 89.8 n 230th st, 23.5x105—John and Martin Svihra to Josephine McMahon, 3780 Willett av; atty, E J Brisach, 291 E 149th st.....$2,000

ASSIGNMENTS OF MORTGAGES.

Manhattan.

57TH ST, 70 W, mtg $5,600—E A M Realty Co to Michael Menaker, 29 W 35th st; atty, Jos Rubin, 309 Bway.....$100

EAST B'WAY, 201, mtg satisfied June 30, 1919—Esther Silberman to Isaac Marks, 1343 61st st, Brooklyn; attys, Marks & Marks, 63 Park Row.....$20,000

114TH ST, 216-18 E, mtg $5,000—Pershing Realty Co to Harris Danzig, 1350 Stebbins av, and ano, atty, Max Monfried, 299 Bway.....$100

53D ST, 158-160 E, mtg $38,000, 4-6 parts, a t—Peter Cook, indiv and exr, et al, to A Loercher, 252 E 21st st, and ano, atty, J Cook, 253 Bway.....$28,333

100TH ST, 206 E—A B Fletcher and ano, trus, et al to Gertrude S Baxter, 1 W 72d st; address, 165 Bway.....$17,500

BROADWAY, 2628-30—Grenville L Winthrop and ano, exrs, &c, to Bowery Savings Bank, 128 Bowery; atty, T G & T Co, 176 Bway.....$62,000

VESEY ST, 51—Title Guar & Trust Co to John Yard, Sandwich, Mass; atty, T G & T Co, 176 Bway.....$20,000

85TH ST, 320 W—Title Guar & Trust Co to William M Spackman and ano, trus; address, A Hanstreter, 320 W 85th st.....$8,000

124TH ST, 203 E—Farmers Loan & Trust Co to Central Sav Bank, 127 4th av; atty, Lawyers T & T Co, 160 Bway.$54,000

48TH ST, 167 W—Title Guar & Trust Co to Dorothy W Hilton, at Paris, France; attys, Geller, R & H, 32 Exchange pl.....$10,000

The Bronx.

MORRIS AV, s e cor Fordham rd, 105.11x125.10x87.11x126.7—Albert L Lowenstein to Abr Oppenheimer, 22 Clark pl; attys, Mapes & R, 370 E 149th st.....$1

WALTON AV, 2872—Alice J Taylor to Mary Martha, 106 7th st, Hoboken, N J; attys, same.....$100

183D ST, s s, 100 e Andrews av, 66x87.8—Walter L Crow to Albertine E Peck; atty, N Y Title & Mtg Co, 135 Broadway.....$1

SAME PROPERTY—Albertine E Peck to Walter L Crow; atty, same.....$2,000

136TH ST, 366 E—Marie Jaeger to Adolf C Blechner, 677 Bergen av; atty, Edgar Hirschberg, 2210 3d av.....$1,500

163D ST, 456 E—Daily Realty Co to Wm Winckelmann, 570 Amsterdam av; attys, Eifers & A, 277 Bway.....$4,000

WESTCHESTER AV, 2006—Gustav Maurer to Julius G Sussek, 697 McDonough st, Brooklyn; atty, J Bauer, 927 Bway, Brooklyn.....$3,000

ROSEDALE AV, s e cor Mansion st, 22x100—Emma Price, indiv and as admx, to Julius Muller, 811 E 170th st; atty, Title Guar & T Co, 176 Bway.....$4,000

DAVIDSON AV, 2350—Emma Miner, extrx